

-AGENDA-
NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY
460th BOARD MEETING
September 26, 2019
637 South Clinton Avenue
Trenton, NJ 08650-2085

PUBLIC SESSION

NOTICE OF PUBLIC MEETING

ROLL CALL

1. **APPROVAL OF MINUTES**

- 1a. Approval of the Public Session Minutes of the August 15, 2019 Meeting of the HMFA Board
- b. Approval of the Public Session Minutes of the August 21, 2019 Special Teleconference Meeting of the HMFA Board
- c. Approval of the Executive Session Minutes of the August 21, 2019 Special Teleconference Meeting of the HMFA Board

2. **MULTI FAMILY- SUPPORTIVE HOUSING**

- 2a. HMFA #03365 / SNHTF #360 – Wayne Nouvelle Supportive Housing – *Location: Wayne, Passaic County, Developer: Nouvelle LLC* – Approval of a Mortgage Financing Commitment
- b. HMFA #03374/SNHTF #365 – Bartholdi Avenue Supportive Housing – *Location: Butler, Morris County, Developer: Nouvelle, LLC.* – Approval of a Mortgage Financing Commitment

3. **MULTI FAMILY**

- 3a. HMFA #03081 – Monroe Gardens - *Location: Hoboken, Hudson County, Developer: Housing Authority of the City of Hoboken* – Approval of a Mortgage Financing Commitment
- b. HMFA #03082 – Andrew Jackson Gardens - *Location: Hoboken, Hudson County, Developer: Housing Authority of the City of Hoboken* – Approval of a Mortgage Financing Commitment
- c. HMFA #03083- Christopher Columbus Gardens – *Location: Hoboken, Hudson County, Developer: Housing Authority of the City of Hoboken* – Approval of a Mortgage Financing Commitment
- d. HMFA #03078- Adams Gardens – *Location: Hoboken, Hudson County, Developer: Housing Authority of the City of Hoboken* – Approval of a Mortgage Financing Commitment
- e. HMFA #03079- Harrison Gardens – *Location: Hoboken, Hudson County, Developer: Housing Authority of the City of Hoboken* – Approval of a Mortgage Financing Commitment

f. HMFA #02986 – Speitel Commons (previously Pecks Beach Village) - *Location: Ocean City, Cape May County, Developer: The Housing Authority of the City of Ocean City* – Approval of a Mortgage Financing Commitment

4. MULTI FAMILY – FOUR PERCENT TAX CREDITS

4a. HMFA #03305/SSNHF #86 – Jeliff Estates – *Location: Newark, Essex County, Developer: A&A Construction* – Approval of a Mortgage Financing Commitment

b. HMFA #03377/ SSNHF #91 – Camp Kilmer Phase B – *Location: Edison, Middlesex County, Developer: Pennrose, LLC.* – Approval of a Mortgage Financing Commitment

5. MULTI FAMILY – FOUR PERCENT TAX CREDITS- CONDUIT

5a. HMFA #01138A – Heritage at Clara Barton – *Location: Edison, Middlesex County, Developer: Mazan Group* – Approval of a Declaration of Intent

6. REGULATORY AFFAIRS

6a. HMFA #733 - Alvin E. Gershen Apartments- Approval of an Internal Transfer of Interest within the General Partner

7. CAPITAL MARKETS

7a. HMFA #03270 – Peter J McGuire Gardens Preservation Project – Approval of the First Amendment to the Resolution

8. FINANCE

8a. Approval of an Extension of the Agency’s Independent Auditor Contract

9. OTHER BUSINESS

9a. HMFA #1481 – Asbury Towers – Approval to use FAF Money to Finance Elevator Renovations

9b. Neighborhood Redevelopment and Revitalization Pilot Program (formerly known as Urban Blight Reduction Program) - Approval of Modifications to the Program Guidelines

10. EXECUTIVE SESSION

Bucci v. NJHMFA

11. RECONVENE TO PUBLIC SESSION

11a. Bucci v. NJHMFA

12. ADJOURNMENT

Note: If an Executive Session is necessary, NJHMFA will announce the approximate time after calling the meeting to order.